



Danes Way, Leighton Buzzard, LU7 3NH

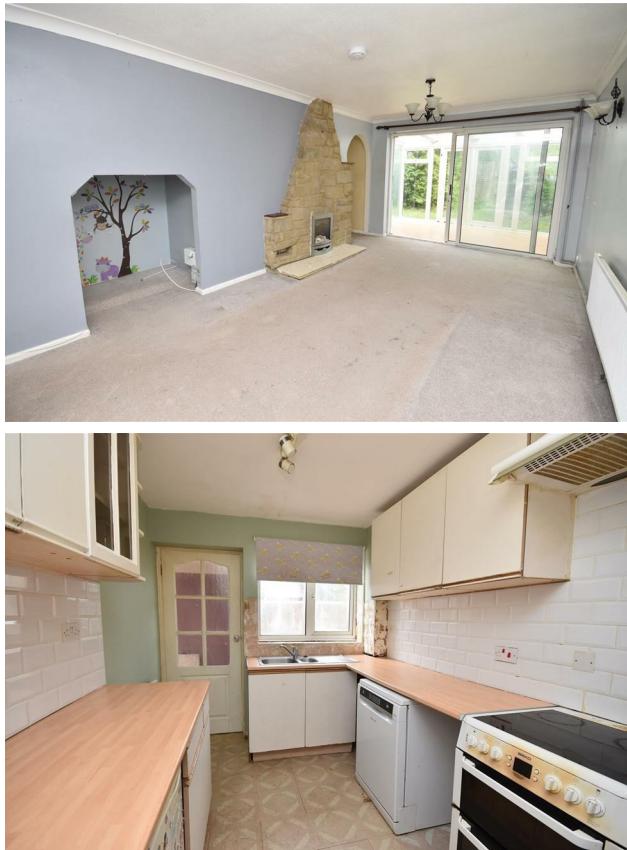
£300,000

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Danes Way, Leighton Buzzard, LU7 3NH

THREE BEDROOM SEMI DETACHED HOUSE | GARAGE & DRIVEWAY PARKING | NO UPPER CHAIN | PRIVATE REAR GARDEN | IN NEED OF MODERNISATION | 20FT LIVING ROOM

M & M Properties are pleased to offer with NO UPPER CHAIN THIS THREE BEDROOM SEMI DETACHED HOUSE WITH GARAGE AND DRIVEWAY, situated tucked away in a quiet corner of a NON-THROUGH ROAD in Leighton Buzzard. The property does require some modernisation and refurbishment, however would make a great family home or project potential.



Location

Danes Way is a quiet and well established non-through road situated on the edge of the Leighton Buzzard town centre which is easily walkable in a few minutes as well as being in very close proximity to a local, Co-op, Tesco Express, the newly refurbished Clay Pipe pub and restaurant, as well as a fish and chips take away. In addition to this there is a large open playing field with children's park at the rear of the property.

The location is ideally suited for families as good schools for all ages are within the vicinity to include Clipstone Brook and Beaudesert lower schools, Gilbert Inglefield and Vandyke Upper School as middle and upper schools. Within the town centre itself there are wide range of amenities to include shops, restaurants, supermarkets, local butchers as well as a twice-weekly vibrant charrters market.

Accommodation

The property has spacious rooms throughout, se over two floors. The ground floor briefly comprises of an entrance hallway with doors that lead into a generous sized 20ft living room, as well as a separate kitchen with a further dining room at the back. There is a conservatory at the rear as well which has doors that lead out to the garden.

Stairs rise up to the first floor landing with doors into a large storage cupboard housing the boiler, all three bedrooms, the family bathroom which has a four piece suite and then also access into the loft space.

Exterior & Gardens

The property has a good sized plot with a small low maintenance front garden as well as a fully enclosed rear garden that comes mature with a range of planted borders, tall bushes and flowers as well as having mostly lawn with a paved patio area and space for a shed.

Parking & Garage

There is a driveway next to the property which provides off road parking for numerous vehicles. The Garage is accessed through an up and over door with power and light, used for storage but could also provide additional parking if required.

Utilities Connected

The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiator powered by a gas boiler. There is mains electricity connected.

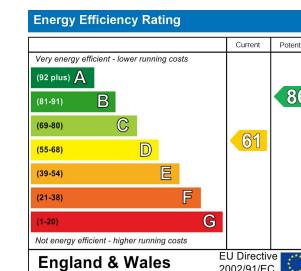
Area Map



Floor Plan



Energy Efficiency Graph



Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.